



## Flat 1, 6 Bamie Terrace, Portobello, Edinburgh, EH15 1BU

Immaculately-Presented Three Bedroom, Ground Floor Apartment

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# Property Description

Immaculately-presented and spacious, three bedroom, ground floor apartment, forming part of a modern, factored residential development, conveniently located in Portobello, east of Edinburgh city centre, close to the beach and seafront promenade.

Comprises: an entrance hallway, open-plan living/dining room and kitchen, utility cupboard, three double bedrooms, an en-suite shower room, and a bathroom.

With light neutral decor throughout and in ready-to-move-in condition, highlights include a modern integrated kitchen, stylish bathroom suites and quality fitted window shutters. In addition, there is gas central heating with multiple climate controls, double glazing, excellent storage provision, and an alarm system. The development also provides a secure entry system, integrated cable/internet connections, well-maintained grounds and a residents car park.

The entrance hall gives access throughout and features the entryphone system, alarm system, carpeted flooring, and space for freestanding storage. A spacious, open-plan public room features carpeted flooring and a wall mount TV point for the lounge area, recessed spot lighting, and easy maintenance wood-effect flooring for the kitchen and dining area. The quality fitted kitchen features wood-effect worktops with a matching upstand, a sink with drainer, and an integrated dishwasher, fridge/freezer, oven and gas hob with a canopy above. A utility cupboard is accessed from the hall, and includes additional store space.

The master bedroom is set to the rear, and includes two built-in mirrored wardrobes, carpeted flooring and a stylish en-suite shower room with a contemporary suite and an integrated shower cubicle. Two further flexible bedrooms are also rear-facing, with carpeted flooring, pendant light fittings, and two built-in stores for bedroom two.

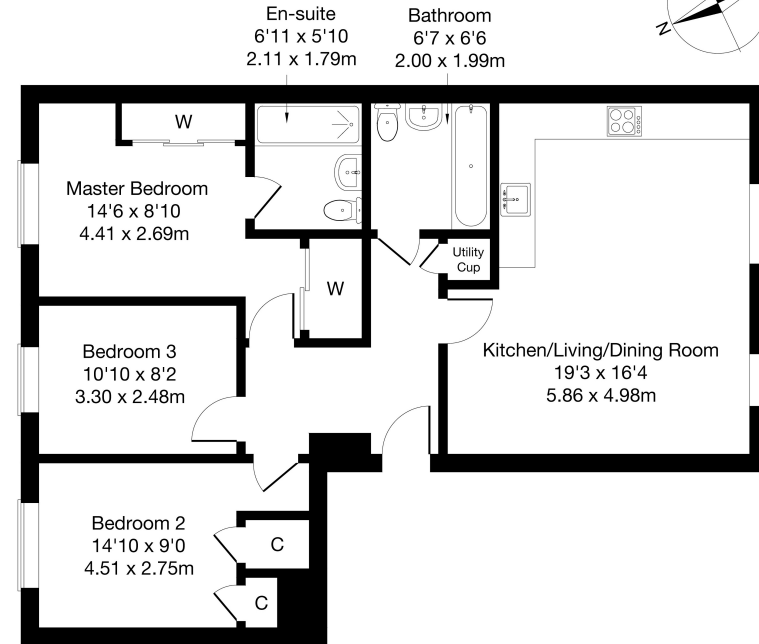
Set internally off the hall, the family bathroom is fitted with a three-piece suite, including a mains shower over the bath, tiled splash walls, and a ladder-style radiator.

A 360 Virtual Tour is available online.

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## Flat 1, 6 Barnie Terrace, Edinburgh, EH15 1BU

Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Portobello lies on the eastern edge of Edinburgh, and is renowned for its extensive sandy beach and seafront promenade. The area has a bustling high street, with a good range of local shops, bars, restaurants, and banks, whilst The Jewel and Fort Kinnaird offer large supermarkets and a range of major high-street names, restaurants and a multi-screen cinema. Frequent bus services are available

from the High Street, nearby Brunstane rail station offers further commuting options, whilst the A1 and the city bypass are also easily accessed. There are a number of parks, golf courses, and sport facilities in the local area, as well as the Portobello Leisure centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play.







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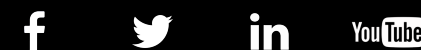
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